

• Baltimore County • Focus on Community •

# THE CATONSVILLE PLAN

As Adopted By The Baltimore County Council on October 7, 1991 with Amendments

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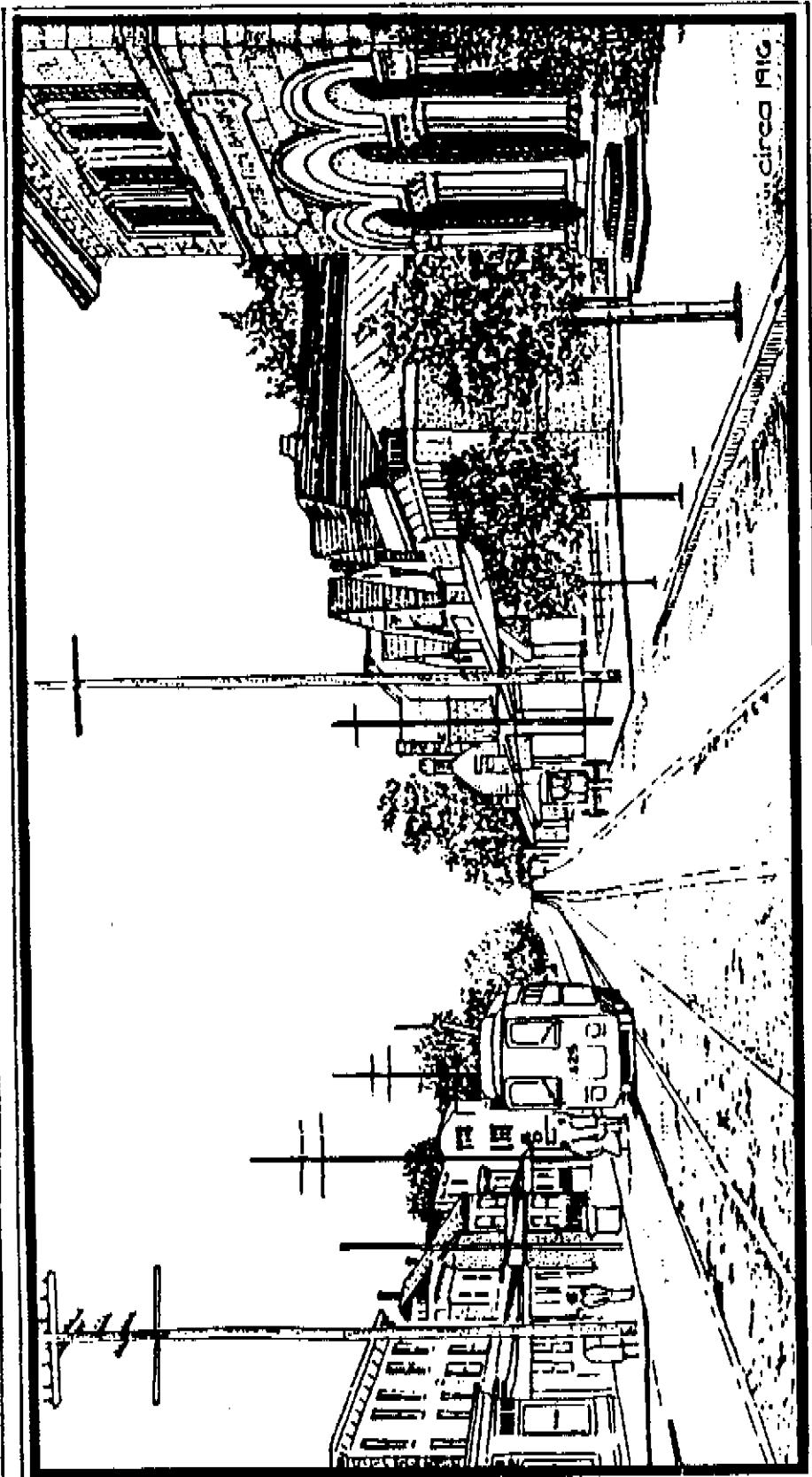
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BALTIMORE COUNTY PLANNING BOARD



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# THE CATONSVILLE PLAN

As Adopted By The Baltimore County Council on October 7, 1991 with Amendments

# THE CATONSVILLE PLAN

SUBMITTED TO THE BALTIMORE COUNTY COUNCIL  
AS ADOPTED BY BALTIMORE COUNTY PLANNING BOARD APRIL 18, 1991

Prepared by:

Legg Mason Realty Group  
Cho, Wilks & Benn Architects  
Douglas & Douglas

Comments & Analysis by:

Catonsville 2000 Inc.  
Office of Planning & Zoning  
Economic Development Commission

Baltimore County Government  
Planning Board



401 Bosley Avenue  
Towson, MD 21204

RESOLUTION

887-3211

Adopting and Recommending  
THE CATONSVILLE PLAN

WHEREAS the Baltimore County Master Plan 1989-2000 recognized the work underway on preparing a plan for the Catonsville area; and

WHEREAS the Office of Planning and Zoning, with assistance by Legg Mason Realty Group, et al., and active participation by Catonsville 2000, Inc., and in cooperation with other business people, property owners and residents, has prepared a plan for the central "village" area of Catonsville along and near Frederick Road, which is a logical unit for planning with Baltimore County; and

WHEREAS the Draft of The Catonsville Plan, as submitted on February 21, 1991, was the subject of a public hearing by the Planning Board on March 21, 1991, at which time the Plan was generally endorsed, subject to certain amendments; and

WHEREAS an Addendum has been prepared to modify the Plan in response to community concerns;

NOW, THEREFORE, BE IT RESOLVED, pursuant to Section 22-12 of the Baltimore County Code, 1978, that the Baltimore County Planning Board hereby adopts The Catonsville Plan, January 1991, including the April 4, 1991 Addendum, as amended, to constitute a part of and an amendment to the Baltimore County Master Plan 1989-2000; and

BE IT FURTHER RESOLVED that it is the Planning Board's intention that the final Plan should be modified, in addition to the changes in the addendum, so that the comments and recommendations by Catonsville 2000, Inc., as published in the right-hand columns of the pages in the January 1991 draft of The Catonsville Plan, shall take precedence over any inconsistent corresponding text or illustrations elsewhere in the Plan; and

BE IT FURTHER RESOLVED that The Catonsville Plan and Addendum shall be transmitted to the Baltimore County Council for adoption in accordance with Section 523(a) of the Baltimore County Charter.

DULY ADOPTED by vote of the  
Planning Board this 16 day of  
April, 1991

A handwritten signature in black ink, appearing to read "DAVE Fields".

P. David Fields  
Secretary to the Planning Board

ADDENDUM TO THE CATONSVILLE PLAN,  
AS AMENDED ON APRIL 4, 1991 BY THE AD HOC COMMITTEE  
ON MASTER PLAN AND COMPREHENSIVE ZONING MAP, AND  
RECOMMENDED FOR ADOPTION BY THE PLANNING BOARD

The following is a listing of changes to be made in the written text of The Catonsville Plan.

1. Page 1.3

On map, remove Spring Grove Hospital and University of Maryland at Baltimore County as sites "identified in Chapter 8."

2. Page 2.1

In Executive Summary; third column, second paragraph, add new fifth sentence:

This work effort should include a detailed traffic study to determine the impact of such redevelopment.

3. Page 4.14

Second column, second paragraph, add new fourth sentence:

The impact of such a complex on the capabilities of the Bloomsbury/Frederick Road corridors should be thoroughly studied.

4. Page 8

Under "A. Large, Single Use, Single Owner sites", delete #1 University of Maryland at Baltimore County and #2 Spring Grove Hospital Center as study items.

5. Page 8.5a

Third paragraph, revise to read:

The Committee believes that relocation of the firehouse to the site is not advisable, but recommends instead other locations be investigated, including the northwest corner of Edmondson Avenue and Winters Lane.

November \_\_\_, 1990



Leger Masons Locality Group, Inc.

311 Smith Gafford Street  
(311) Nos 4476  
Baltimore, MD 21203-1476  
(301) 587-3400

Mr. Michael L. DeLuca, President

Catonsville 2000, Inc.

Gentlemen:

On behalf of your consultant team, it is my pleasure to transmit herewith the final report presenting the Catonsville Plan. This document provides the citizens of the Catonsville community, merchants and other business operators, property owners and the county with information concerning the operation of Catonsville's downtown area and a program for improvements to the downtown. Such improvements would benefit citizens, business people, property owners and the county by assuring that downtown Catonsville remains viable and productive.

We want to thank the many people who have helped us in the course of doing this study. In particular, we have benefited from the substantial input of the members of the board of Catonsville 2000. We appreciate the information provided by the citizens of the area at the several public sessions that were held in connection with the study. We also appreciate the guidance furnished by the many county officials who have been involved in this effort.

It is noted at several points in the plan that we find that the economy of downtown Catonsville is in good shape. However, operationally the downtown area needs improvement, particularly in the areas of parking, traffic flow, and aesthetics. In addition, we suggest that it is important to build on the momentum established by this study, and demonstrated by Catonsville 2000 and the citizens and merchants of Catonsville, to improve communications among the various business and public interests and to coordinate merchant activities more effectively. Specifically, the merchants need to work together to carry out, in concert with the county, the various program elements recommended in this plan.

Mr. Harold Reid, Chairman  
Baltimore County Planning Board  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Catonsville Plan Transmittal Letter

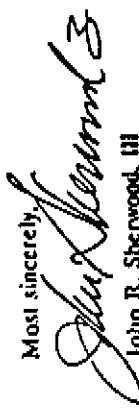
Dear Mr. Reid:

Shortly before this report went to press an event occurred which has special significance for downtown Catonsville. That was the closing of the Hardie's restaurant in the central part of the downtown area on the north side of Frederick Road adjacent to the Revenue Authority parking lot. It is important that this property not remain vacant for long. At the same time, your consultant team believes that the fast food restaurant structure, especially given its location well back from Frederick Road and its particular fast food architectural character, is not a positive contributor to this part of the downtown. Certainly we support a fast food restaurant at this location versus a vacant building, but we would prefer to see the parcel redeveloped with a new building, one more in keeping with the architecture of its neighbors, and at least part of which would front on Frederick Road.

We believe that the vacant structure and the relatively large amount of land associated with it, and the fact that it is adjacent to the publicly owned parking lot, constitute a unique opportunity to introduce a retail complex that is more compatible with the aesthetics and economics of downtown Catonsville. We suggest that county officials, including the Revenue Authority, and representatives of Catonsville 2000 meet with the property owner to discuss the owner's plans for that site. Depending on the results of that meeting, the county and representatives of the community might work with the property owner to devise a development program specifically for this site which would make it a strong contributor to downtown Catonsville.

The Catonsville Plan provides guidelines for working with property owners and business operators in downtown Catonsville under a variety of circumstances, including business closings such as Hardie's. We sincerely hope that the various county officials and community individuals who have actively participated in the study will remain involved to help with implementation. If this occurs, there is little question in our mind that downtown Catonsville and the Catonsville community around it will continue to be the interesting, attractive, viable places that they are today.

Thank you for the opportunity to be of service.

Most sincerely,  
  
John R. Sherwood, III  
Study Director

On behalf of Catonsville 2000, Inc., it is my pleasure to forward the Catonsville Plan which we respectfully request the Planning Board to review, approve, and send on to the County Council for final adoption into the Master Plan.

An effort like this is, as you know, a significant undertaking. We have been fully counseled and guided by the Office of Planning; Mr. Bill Hughey, First District Planner, has been of remarkable assistance throughout the duration. We have also received many comments and suggestions, analyses and recommendations from the residential and business communities in Catonsville. We have made every effort to assure that the plan receives as much public exposure, review and input as possible throughout the entire process, from concept to final report.

The Board of Catonsville 2000 has devoted more hours of debate and discussion, analysis and hard work than I could possibly enumerate. Comprised of Catonsville residents, merchants, community leaders, property owners and developers, I believe it is fair a cross-section of our community as we could hope to achieve. None of us agrees with every recommendation, but motivated by a spirit of compromise and community concern, we are pleased to have produced a consensus final product.

Finally, we owe a debt of gratitude to Councilman Leo Blackwell, who spearheaded this effort from the very start and worked hard to secure County funding for the study phase of the project. Without his enthusiastic support, the Catonsville Plan

would not have happened.

A few words about format are in order. What you have received is Leger Mason's complete and unedited final report located on the left three-quarters of each page. In the far right hand column are Catonsville 2000's analysis, recommendations, and comments related to the corresponding Leger Mason text. Where no corresponding Catonsville 2000 comments appear, our Board was in general agreement with the consultant's comments. Where we disagree, we say so. We attempted to highlight all those particular areas where we either disagreed with the consultant's conclusions, or agreed but felt that more explanation was needed, more emphasis was required, or priorities needed to be established. Where we disagreed with a recommendation that appeared throughout the report (e.g., the extensive use of median islands in Frederick Road, which we do not support to the extent proposed), we generally disagreed whenever the proposal first appeared, but to avoid redundant comments, did not take issue every time the recommendation was reiterated.

A synopsis of our analysis appears in the commentary which accompanies Leger Mason's Executive Summary in Section 2.

Thank you for the opportunity to make this presentation. We of course look forward to discussing it with the Planning Board and hope that we can answer any questions or concerns you and the Planning Board may have.

Sincerely,

CATONSVILLE 2000, INC.

Thomas E. Booth  
President